Sea View, 1 Kersbrook Gardens

STAGS

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Pound Road, Lyme Regis, Dorset DT7 3JL

Town Centre, Harbour, Cobb and Beaches 0.25 mile.

OPEN GUIDE PRICE £415,000 - £425,000
Enjoying wonderful sea views along the Jurassic Coast and within easy reach of the town centre, beaches, harbour and Cobb, a well appointed end of terrace 4 bedroomed house with parking

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- Lovely sea and coastal views
- Well appointed and presented
- Living room, kitchen/dining room
- Easily maintained enclosed gardens
- Close to town centre and seafront
- Spacious 1206sqft
- 4 Bedrooms, 2 bathrooms (1 en-suite), downstairs cloakroom
- Conservatory/breakfast room
- Allocated parking space
- Freehold. Council Tax Band D

Guide Price £415,000

THE PROPERTY

Sea View, as the name implies, enjoys wonderful far-reaching panoramic sea views along the Jurassic Coast to Portland, in a highly convenient location within easy reach of the town centre and seafront. It is end of terrace and one of only six houses, which were traditionally built with reconstituted stone-faced elevations in 1984, within the former grounds of the Kersbrook Hotel.

Under the current ownership since 2020, the house has been subject to a loft conversion to provide a new principal bedroom with en-suite shower room together with a whole number of improvements and upgrading to now provide a very well appointed and spacious home.

The many excellent features include gas-fired central heating with recently updated boiler, pressurised hot water system, high insulation, woodgrain style uPVC replacement double glazed windows, oak flooring, oak veneer doors, modern well equipped kitchen with double oven, electric ceramic hob, integrated dishwasher, fridge, freezer and washing machine, modern contemporary sanitaryware with fully tiled bathroom and en-suite shower room, built-in wardrobes and fitted carpets to the upper floors and ceramic tiled flooring to the kitchen/dining room.

The spacious and well presented accommodation is arranged now over three floors, taking advantage of the wonderful sea views along the Jurassic Coast to Portland beyond.

OUTSIDE
Allocated parking space to rear of the house.

The property is set slightly elevated and back from the road with a large front courtyard with paved terracing, well stocked part raised beds and side pedestrian gate. The rear garden comprises a sheltered courtyard and extends to the side, being principally paved with flower and shrub beds and steps up to a raised paved terrace. Rear pedestrian gate to the parking space.

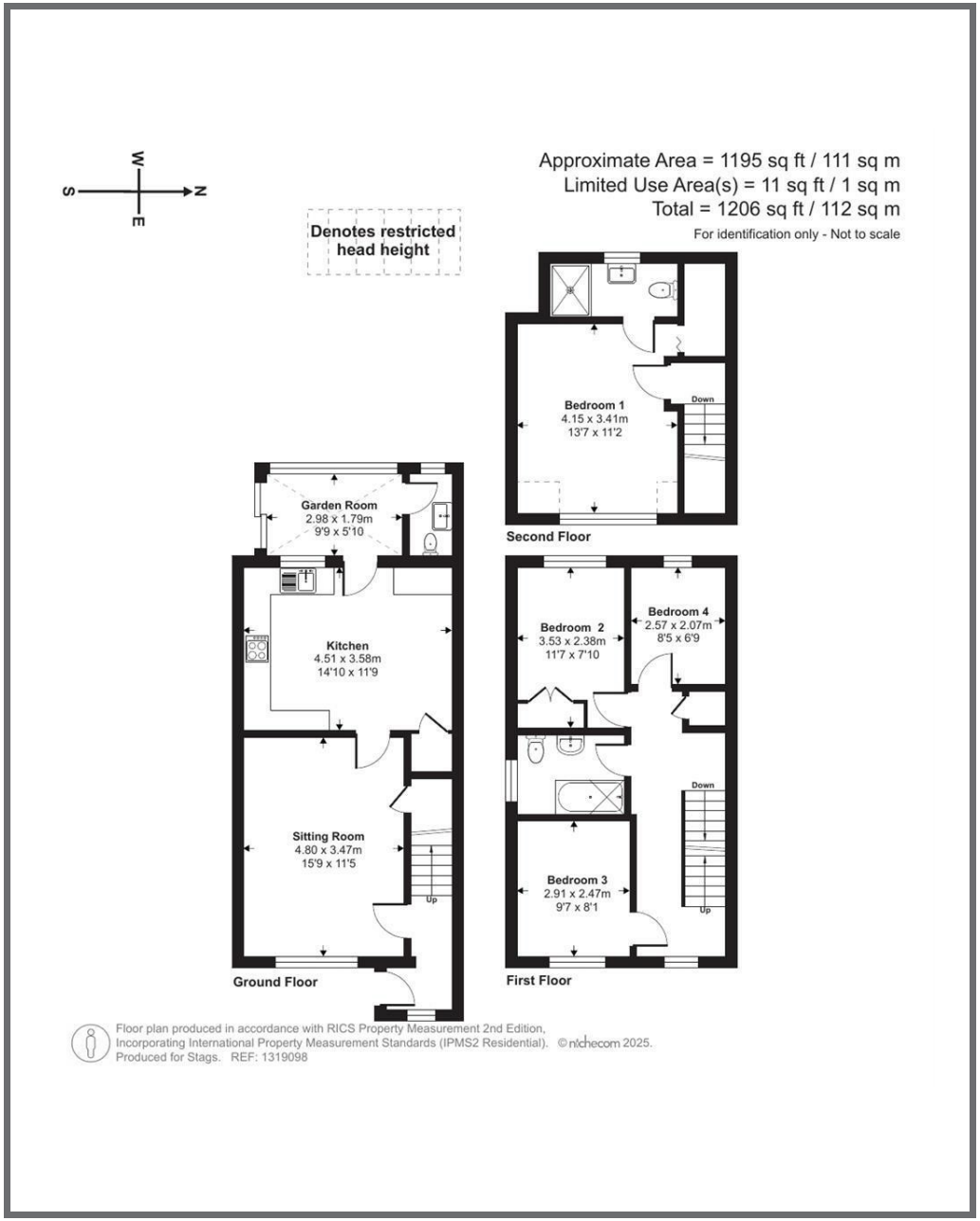
SITUATION
Pound Road is a highly sought after and well established road on the west side of Lyme Regis town. Lyme Regis is a hugely popular and historic coastal town on the beautiful Jurassic Coast and famous for its iconic Cobb. It is a very pretty town and offers excellent shopping, business and leisure facilities together with primary and secondary schools. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB). The town centre, seafront, beaches, harbour and the Cobb, together with Langmoor Gardens, are all within just 10 minutes' walk. The market towns of Axminster and Bridport are both very nearby (the former with mainline rail services to London Waterloo and the West Country).

SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 20Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Lyme Regis town centre go up Broad Street into Pound Street. Take the 1st right into Pound Road and the property will be seen after a short distance on the left.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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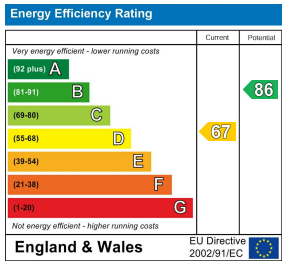

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